



# *Grafton Conservation Commission*

## MINUTES of the GRAFTON CONSERVATION COMMISSION

February 16, 2016

7:00 p.m.

A meeting of the Grafton Conservation Commission was held in Conference Room F of the Grafton Municipal Center on February 16, 2016. Present were: Co-Chairperson Sandra Brock, Heather Trudell, Kathleen Theoharides, and Conservation Assistant Leah Cameron. Co-Chairperson John Wilson, Peter Finn, and Conservation Agent Maria Mast were absent.

Co-Chairperson Sandra Brock opened the public meeting at 7:03 p.m.

**DEP #164-616 / WP #463 – Brookmeadow Village – Request for minor change** – Normand Gamache from Guerriere & Halnon discussed a potential minor change to omit the proposed two feet high stone walls which would funnel wildlife into two critter crossings in the subdivision. Co-Chairperson Sandra Brock said that she believes that 12-18 inches of vertical height are required to deter wildlife, slope is not enough. She recommended that the applicant consult with their wildlife biologist. Kathleen Theoharides was in agreement. The Commission will need more proof that eliminating these walls will not be detrimental to the wildlife. Normand Gamache asked if they will be able to pursue a partial Certificate of Compliance in the future for phase one without having these walls constructed. He explained that the walls are itemized in the bond with the town. The Commission said that if the walls are still bonded, they should not hold up a Request for a partial Certificate of Compliance. Heather Trudell noted other observations from the Agent's report, such as: some of the corridor signs were knocked over and they were not made out of permanent materials, and turf grass was also showing through the leaf litter in the corridors. Normand Gamache requested a written report from the Agent with the findings from the site walk. The Commission took no action on the minor change request.

**7:15 PM – Application for Stormwater Management Bylaw Permit #15-004 (Continuation) – Casa Builders & Developers Corp. – 4 Grist Mill Road & 102 Pleasant Street (Assessor's Map 97, Lot 22A and Assessor's Map 98, Lot 2)** – The applicant proposed the construction of a ten lot residential subdivision consisting of single family dwellings. John Grenier from J.M. Grenier Associates, Inc. presented the project to the Commission. Most of the proposed work is within an existing field area. The whole project is designed to stay out of resource areas and buffer zones. Erosion control and a construction entrance are proposed. The project has received final approval from the Planning Board and has been reviewed by Graves Engineering. The previously proposed access road off of Grist Mill Road has been removed. The size of the detention basin has been reduced due to the installation of an overflow pipe to the existing drainage system on Grist Mill Road. Co-Chairperson Sandra Brock said that infiltration cannot be used for both water quality and quantity standards and referred the applicant to the DEP Stormwater Standards. She also pointed out that the Stormwater Management Bylaw regulations require some Low Impact Development (LID) scenarios and asked about the potential to infiltrate and thus reduce the size of the detention basin. She suggested that ample impervious area be proposed for the permitting process with the corresponding detention basin size so that they don't end up pigeon-holed by the permitted basin size once they are constructing the lots. Kathleen Theoharides stated that Bradford pear trees are now on the invasive list and that the applicant should research whether Cleveland pear trees are on the list. The Commission pointed out that a concrete washout and straw bales, (not hay), should be utilized. John Grenier requested a continuation to March 1, 2016. Heather Trudell made a motion, seconded by Kathleen Theoharides, to continue the public hearing for 4 Grist Mill Road & 102 Pleasant Street to March 1, 2016, at the applicant's request. The motion carried unanimously.

**SW #14-001 – 43 Estabrook Avenue – Phase 2 solar – Request for minor change** – The applicant requested a minor project change to widen the gravel access road from 18' to 20' per Fire Department requirements. The stormwater basin will be enlarged accordingly. The change has been reviewed by Graves Engineering. Heather Trudell made a motion, seconded by Kathleen Theoharides, that the proposed change is determined to be minor. The motion carried unanimously. Heather Trudell made a motion, seconded by Kathleen Theoharides, to approve the minor change as presented. The motion carried unanimously.

**February 2, 2016 Meeting Minutes** – Heather Trudell suggested one revision for the minutes. Kathleen Theoharides made a motion, seconded by Heather Trudell, to accept the February 2, 2016 meeting minutes as amended. The motion carried unanimously.

Heather Trudell made a motion, seconded by Kathleen Theoharides, to adjourn the meeting at 8:02 p.m. The motion carried unanimously.

**Documents discussed located in the Conservation Commission office:**

Application for Stormwater Management Bylaw Permit #15-004

Meeting minutes for February 2, 2016

Agent's Report to the Commissioners dated February 16, 2016

Modified Definitive Grading Plan for Brookmeadow Subdivision dated July 20, 2005. Final Revision date 3/31/06

Minutes drafted by Leah Cameron

Approved on March 1, 2016